

# Prime<sup>+</sup> Retail

## To Let

### LONGBRIDGE

## Unit 10, Longbridge Shopping Park

### Location

The vacant unit previously Thomas Cook is located on Longbridge High Street which forms apart of Longbridge Shopping Park.

The scheme is anchored by a 149,000 sq ft Marks & Spencer, as well as a 95,000 sq ft Sainsburys, alongside a 1,200 space multi-storey and 500 space surface car park (both with 3 hours free parking).

Other national occupiers within the scheme include Specsavers, Greggs, Subway and Carphone Wearhouse.

An extract from the street plan is attached upon which the premises is highlighted with a red star.

### Accommodation

The property is arranged over ground floor only, comprising the following approximate net internal floor areas:

Ground Floor Sales	662 sq ft	61.5 sq m
Total Area	774 sq ft	71.9 sq m

### Lease

The property is available on a new full repairing and insuring lease, at a commencing rent of £35,000 per annum exclusive.



### Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value	£21,160
UBR (2021/22)	0.499
Rates Payable	£10,559

Interested parties are advised to make their own enquiries with the Local Authorities.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

A copy of the EPC can be provided upon request.

## Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

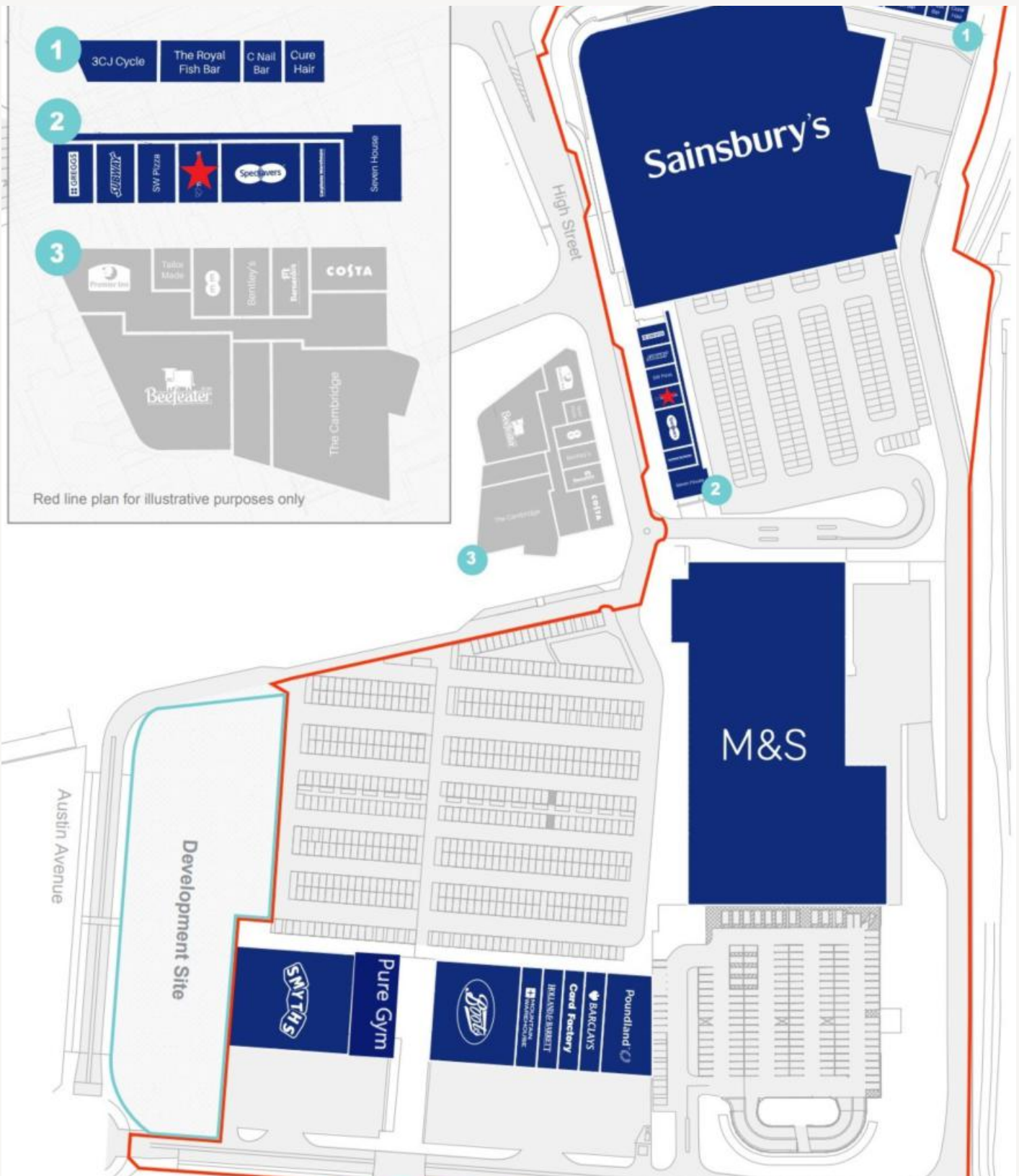
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For more information contact:  
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